

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31a Meadowgate Drive, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$815,000

Median sale price

Median price

\$884,000

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/74 Victoria Rd LILYDALE 3140	\$765,000	14/09/2024
2	12 The Briars MOOROOLBARK 3138	\$790,000	11/09/2024
3	31a Black Springs Rd CHIRNSIDE PARK 3116	\$796,500	04/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/10/2024 13:28

31a Meadowgate Drive, Chirnside Park Vic 3116



Carl Payne
0397353300
0413589800
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3 2 2

Property Type: House
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$815,000
Median House Price
Year ending June 2024: \$884,000

Comparable Properties



4/74 Victoria Rd LILYDALE 3140 (REI)

Agent Comments

3 2 2

Price: \$765,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Unit
Land Size: 320 sqm approx



12 The Briars MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 1

Price: \$790,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 540 sqm approx



31a Black Springs Rd CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

3 2 2

Price: \$796,500
Method: Private Sale
Date: 04/05/2024
Property Type: House

Account - Barry Plant | P: 03 9735 3300



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